

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

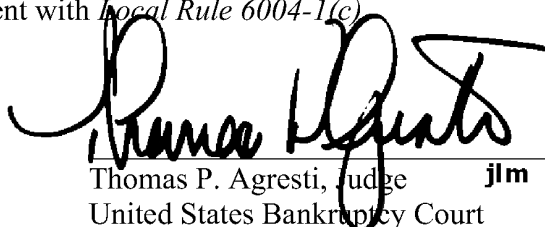
IN RE:

ANGELA J. RYAN	:	Case No. 15-10973-TPA
<i>Debtor</i>	:	Chapter 13
	:	
ANGELA J. RYAN	:	Related to Doc No. 72
<i>Movant</i>	:	
	:	
v.	:	
	:	
ALL ABOUT SMILES, et al.	:	
<i>Respondent(s)</i>	:	

**ORDER**

On April 6, 2018, the Debtor filed a *Motion Requesting Court Approval of Sale of Real Property Free an Divested of Liens Pursuant to 11 U.S.C. Section 363(b)(1), Section 363(f) and Section 1303, Federal Rule of Bankruptcy Procedure 6004(f) and Local Rules 6004-1 and 9013-3* at Document No. 72 ("Motion"). However, a review of the Court's Electronic Access to Sales Information ("EASI") system indicates that the Debtor failed to advertise the sale, which is in violation of *W.PA.LBR 6004-1(c)*. Therefore,

**AND NOW**, this *9th* day of *April, 2018*, for the foregoing reasons, it is hereby **ORDERED, ADJUDGED and DECREED** that the *Motion* is **DISMISSED**, without prejudice to refiling within seven (7) days consistent with *Local Rule 6004-1(c)*.

  
\_\_\_\_\_  
Thomas P. Agresti, Judge jlm  
United States Bankruptcy Court

Case administrator to serve:  
Debtor  
Counsel for Debtor

**Certificate of Notice Page 2 of 2**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Angela J. Ryan  
Debtor

Case No. 15-10973-TPA  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: jmar  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Apr 09, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 11, 2018.

db +Angela J. Ryan, 1617 Two Mile Road, Port Allegany, PA 16743-6005

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 11, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 9, 2018 at the address(es) listed below:

Andrew F Gornall on behalf of Creditor Nationstar Mortgage LLC agornall@goldbecklaw.com,  
bkgroup@goldbecklaw.com;bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Nationstar Mortgage LLC bkgroup@kmlawgroup.com  
John R. Lhota on behalf of Debtor Angela J. Ryan lrj@atlanticbbn.net, tmb@atlanticbbn.net  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 5